

2024-004286

Klamath County, Oregon

05/30/2024 08:22:02 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg LLC
6500 S Macadam Ave, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

William A. Bryant, Trustee
Bryant Revocable Living Trust
2732 Darknell Way
San Jose CA 95148

BARGAIN AND SALE DEED

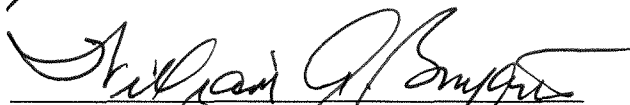
WILLIAM A. BRYANT, qualified and acting claiming successor of the Estate of ELIZABETH A. NIWINSKI-BRYANT, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 24PB02615, **GRANTOR**, for the consideration hereinafter stated, conveys unto WILLIAM A. BRYANT, Trustee of the Bryant Revocable Living Trust, **GRANTEE**, all that real property situated in the County of Klamath, State of Oregon, described as follows:

Lot 40, in Block 41, of Tract 1184-Oregon Shores – Unit 2-1st
Addition as shown on the map filed on November 8, 1978 in
Volume 21, Page 29 of Maps in the office of the County Recorder
of said County.

(commonly known as: Lot 40, Pleasant View Road, Chiloquin, Oregon, 97624)

The true consideration for this conveyance is pursuant to the Simple Estate Affidavit filed March 21, 2024, in the above-referenced estate and ORS 114.545(1)(f).

DATED this 23rd day of MAY, 2024.



William A. Bryant, Claiming Successor
of the Estate of Elizabeth A. Niwinski-Bryant

(See Page 2 for Notarial Certificate)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,**

NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The above-named William A. Bryant personally appeared before me on this _____ day of _____, 2024 and acknowledged the foregoing instrument to be his voluntary act and deed as claiming successor of the Estate of Elizabeth A. Niwinski-Bryant.

Notary Public for California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

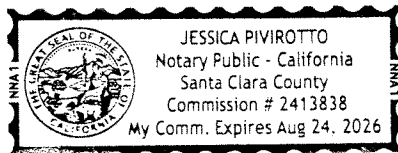
State of California)

County of Santa Clara)On May 23, 2024 before me, Jessica Pivrotto, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared William A. Bryant
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jessica Pivrotto
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____